

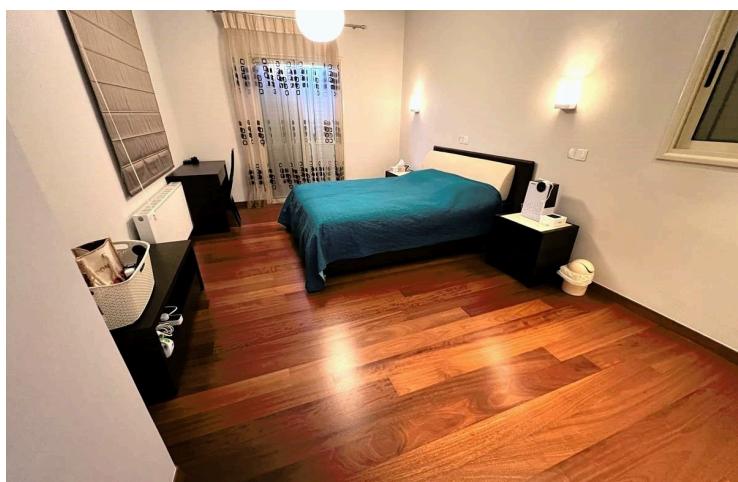
#1647

# 3-Bedroom Villa, Germasogeia, Limassol

📍 Germasogeia, Limassol

€1,300,000





**Life Realty®**



# Overview

## Specifications

Bedrooms	Bathrooms	Covered
 3	 3	 222 m <sup>2</sup>
Type	<b>Detached House</b>	Status
Covered veranda	<b>18 m<sup>2</sup></b>	Year of construction
Uncovered veranda	<b>46 m<sup>2</sup></b>	Energy efficiency rating
Basement	<b>9 m<sup>2</sup></b>	 <b>Resale</b>
		 <b>2010</b>
		 <b>A</b>

## Description

Introducing a luxurious 3-bedroom villa located in the prestigious Germasogeia area of Limassol, perfect for those seeking an elegant residence or a prime investment opportunity. Ideally positioned just 15 minutes from Limassol city center, 5 minutes from the highway, and 10 minutes from the beach, it offers both convenience and exclusivity.

The villa features a spacious living and dining area with a cozy fireplace, a separate kitchen, and a guest WC, offering a welcoming and practical layout for everyday living. Upstairs, you'll find three generously sized bedrooms, including one with an en-suite bathroom, plus an additional family bathroom. The villa also includes a basement with an extra room and a laundry area.

To enhance the luxurious lifestyle, the property boasts a private swimming pool, providing the perfect space for relaxation and leisure.

### Villas Specifications:

- Covered Area: 222m<sup>2</sup>
- Covered Veranda: 18m<sup>2</sup>
- Uncovered Veranda: 46m<sup>2</sup>
- Basement: 49m<sup>2</sup>

Price: €1.300.000 (No VAT)

Contact us today to schedule a viewing!



# Additional information

## Facilities

Aircondition, Split system	Heating, Split system	Parking, Covered
Pool, Private	Storage	

## Features

Alarm system	Balcony	Bright
Ceiling fans	Combined kitchen and dining area	Easy access to highway
Easy access to main roads	Elevated	En suite bathroom
Guest WC	High ceilings	Indoor fireplace
Internal stairs	Investment opportunity	Laundry room
Luxury specifications	Modern design	Near amenities
Open plan	Quiet area	Spacious rooms

